EIVED FOR

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * *

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, Charles M. and Catherine A. Thomas. The Petitioners seek relief from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.a of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a window to street right-of-way setback of 22 feet in lieu of the required 25 feet for an existing building in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to Indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

Affidavit in support of Administrative Variance

The undersigned herety affirms under the penalties of penjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is are competent to

That based upon personal knowledge, the tollowing are the facts upon which I we base the request for an Administrative

That Affiant(s) acknowledge(s) that if a protest is filed. Affiant(s) will be required to pay a reposting and advertising tee and

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabuve set forth are true and correct to the best of his/her/their knowledge and belief.

My Commission Expires

beach F. IF & you

WE FOREST

100 8:-8-13

Additional area needed for elderly handicapped resident.

testity thereto in the event that a public hearing is scheduled in the future with regard thereto

That the Affiantis) does do presently reside at #9 Graveswood Court

Variance at the above address; indicate hardship or practical officulty:

may be required to provide additional information.

AS WITNESS my hand and Notarial Seal.

STATE OF MARYLAND, COUNTY OF BALTIMORE to will

of Maryland, in and for the County atoresaid, personally appeared

House is existing and owner occupied.

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore day of December, 1993 that the Petition for Administrative Variance seeking relief from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.a of the Comprehensive Matter: of Development Policies (C.M.D.P.) to permit a window to street right of way setback of 22 feet in lieu of the required 25 feet for an examing building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

> i) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LES:bis

Zoning Commissioner for Baltimore County

911-170-A

JONING DESCRIPTION

Beginning at a point on the east side of Graveswood Road which is 50 feet wide at the distance of 207 feet: north of the centerline of the nearest improved intersecting street Autumn View Way which is 50 feet wide. Being Lot #34 in the subdivision of Satur Hill Estates as recorded in Baltimore County Plat Book #62, Folio #103, containing 14,375 square feet (0.33 Ac.±). Also known as #9 Graveswood Court and located in the 9th Election District.

Devolopment Management

110 - VARIANCE ---- \$50.70 +)80 - CICK POSTING ------ \$35,00 TOTAL \$80,00

Charles Michael Thomas Catherine A. Thomas / Graveswood Court District: 9c6 Attorney: John Gontrum

DROP-OFF NO REVIEW

GIAGI#O31OMICHRO

\$85.00

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

December 7, 1993

John B. Gontrum, Esquire 814 Eastern Boulevard Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE E/S Graveswood Court, 207' N of the c/l of Autumn View Way (9 Graveswood Court) 9th Election District - 6th Councilmanic District Charles M. Thomas, et ux - Petitioners

Dear Mr. & Mrs. Thomas:

Case No. 94-190-A

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

(410) 887-3353

cc: Mr. & Mrs. Charles M. Thomas 9 Graveswood Court, Baltimore, Md. 21234

Baltimore County Government

Office of Zoning Administration

and Development Management

November 26, 1993

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans

Enclosed are all comments submitted thus far from the members of ZAC

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process

has instituted a system whereby seasoned zoning attorneys who

feel that they are capable of filing petitions that comply with

all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without

1. The director of Zoning Administration and Development Management

the necessity of a preliminary review by zoning personnel.

that offer or request information on your petition. If additional

comments are received from other members of ZAC, I will forward them to

you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on November 3, 1993,

submitted with the above referenced petition. The attached comments from

each reviewing agency are not intended to indicate the appropriateness of

the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing

People's Counsel

∦ile

LES:bis

Printed on Recycled Paper

111 West Chesapeake Avenue

John Gontrum, Esquire

814 Eastern Boulevard Baltimore, Maryland 21221

Dear Mr. Gontrum:

Romadka, Gontrum & McLaughlin

RE: Case No. 94-190-A, Item No. 194

Petitioner: Charles M. Thomas, et ux

Petition for Administrative Variance

Towson, MD 21201

Petition for Administrative Variance

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-harles Michael THOMAS

DRAVESUCAL CT 382-1739

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April 19 Carlos Commence

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to the Zoning Commissioner of Baltimore County

The undersigned legal owners of the property situate in distincte or only and which is described in the described or an area of exception and or at area of exceptions.

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for the property located at we are a second as

W.B. Car Window to attend by the fewer of the agreement of the agreement

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This Petition shall be filed with the Office of Zoning Administration & Development Management

The ABINE Small arms are delicited as here with the appearance of the second section of the section of the

Property is to be posted and advertised to the country of the requiations.

Terefo and made a partinereof interesty petition for a variance from Section 4 (1997) and 1997

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Secretary

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State Highway Administration

Ms. Charlotte Minton Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Engineering Access Permits Division

My telephone number is Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free

Maryland Department of Transportation

Re: Baltimore County

THE PROPERTY OF THE PROPERTY AND INC.

Item No.: x

Dear Ms. Minton:

Administration project.

A Secretary of the second

John Contestabile, Chief

8A C012:58FM11-04-93

with this office.

and a hearing was scheduled accordingly.

Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street . Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Zoning Administration and Development Management DATE: November 16, 1993

ROM: Pat Keller, Deputy Director
Office of Planning and Zoning

UBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s): Item No. 194.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffry W. Jong

Division Chief: Cary Verns

PK/JL:lw

ZAC.194/PZONE/ZAC1

Baltimore County Government Department of Permits and Licenses



NOVEMBER 18, 1993

(410) 887-3610

Arnold Jablon Director

Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204

111 West Chesapeake Avenue

Towson, MD 21204

MEETING OF NOVEMBER 15, 1993

Property Owner: Roger Wadkins and Beatrice K. Wadkins Location: #1630 Cape May Road Item No.: 190 (JRF)

Property Owner: Catherine O. Deen & Holly Lee Deen Location: #11823 Manor Road 193 (JCM)

Property Owner: Charles Michael Thomas & Catherine A. Thomas
Location: #9 Graveswood Road
Item No.: *194 (WCR)

Property Owner: Michael J. Biller & Pamela M. Biller Location: #2311 Shaded Brook Drive | * 195 (JRF)

Property Owner: Edward C. Byrnes & Lisa S. Byrnes
Location: #1710 Kurtz Avenue
Item No.: * 196 (JJS)

Property Owner: Sylvester W. Applebaum and
Dorothy J. Applebaum
Location: #401 Oak Forest Avenue

Item No.: * 197 (JJS)

Property Owner: Carolyn H. Robinson & Timothy W. Robinson
Location: #2212 Dalewood Road

Property Owner: George H. Woodward & Doris C. Woodward Location: #19504 Resh Mill Road *199 (JCM/JRF)

*198 (RT)

Gentlemen:

Item No.:

Printed with Soybean I on Recycled Paper Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

November 17, 1993

John B. Gontrum, Esquire Romadka, Gontrum & McLaughlin 814 Eastern Boulevard Baltimore, MD 21221

RE: Preliminary Petition Review (Item #194)
Legal Owner: Charles Michael Thomas &
Catherine A. Thomas
9 Graveswood Court

9th Election District

Dear Mr. Gontrum:

Printed with Soybean link

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$50.00 revision fee.

1. The Final Development Plan of Satyr Hill Estates must be amended. The variance petition must reflect this relief in the petition heading (Petition for Administrative Variance and To Amend The Final Development Plan of Satyr Hill Estates). An additional \$50.00 filing fee is required for such an amendment.

2. The relief paragraph should read as follows: "...a variance from Section(s) 504.2; BCZR (V.B.6.a.; CMDP), to permit a window to street right-of-way setback of 22 feet in lieu of the required 25 feet."

John B. Gontrum, Esquire November 17, 1993 Page 2

3. If there have been no prior zoning hearings on the subject property, so indicate with "none" under "iscation information" on the site plan.

If you need further information or have any questions, please do not hemitate to contact me at 887-3391.

Very truly yours,

Someth C. Merrey

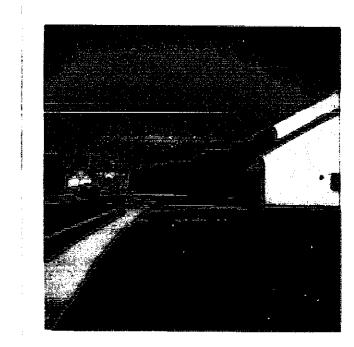
Righter:

JCM:scj

Enclosure (receipt)

cc: Zoning Commissioner

711-170-17





DATE

NOVEMBER 10, 199

111 West Chesapeake Avenue Towson, MD 21204

NOTICE OF CASE NUMBER ASSIGNMENT

Baltimore County Government Office of Zoning Administration and Development Management

Charles Michael Thomas and Catherine A. Thomas 9 Graveswood Court Baltimore, Maryland 21234

Re: CASE NUMBER: 94-190-A (Item 194)
9 Graveswood Road
E/S Graveswood Road, 207'+/- N of c/l Autumn View Way
9th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before November 21, 1993. The closing date (December 6, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.



cc: John Gontrum, Esq.

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LOCKE RAVEN

PHOTOGRAPHY
JANUARY 94-190-A

RESERVOIR AREA

